

HIS RECENTLY ACQUIRED BUSINESS ENVELOPES IN VALUE

Business Encroaching on Hitherto Residential Section.

SOME SALES MADE AT LARGE FIGURES

Demand Increases as Building Operations in Vicinity Extend.

The continual encroachment of Washington's business and financial district upon streets hitherto recognized as strictly residential in character, is strikingly illustrated in the transformation now taking place in H street, particularly that portion lying between Fourteenth and Vermont avenues.

During the past eighteen months States as widely separated as Vermont, Louisiana, and Missouri have furnished buyers for important property within the very limited area mentioned.

To these transfers together with others to local capitalists indicate that in H street the standard of living character is of earlier Washington are about to give place to the structures made necessary by modern business needs.

To the student of realty conditions this development is but the logical outcome of conditions. For years past other streets leading directly into this section have been teeming with business activity.

New enterprises continually seeking quarters in this immediate neighborhood have served to create a demand for business locations that is unprecedented in the history of the city's growth.

For several years past the steady trend of business development northward on Fourteenth street has been a feature of the local realty market. Fifteenth street, from F to H streets, has justly earned the name of "Washington's Wall Street."

Under these conditions it is small wonder that H street, lying between the path of the two avenues of industry, should come into the business limelight.

Besides the activity of contiguous streets, there are other elements that have a pronounced bearing on H street and its development. This thoroughfare furnishes the only direct, unobstructed route to the Union Station. This in itself is sufficient to bring into the street a factor that is bound to wield a tremendous influence.

Offer for Shoreham Refused.

One of the first men to appreciate the fact that a street occupying the strategic position, so to speak, of H street must become a city's most prominent thoroughfare was John R. McLean. His holdings cover the large area on the north side of H street extending from the Shoreham Hotel westward to Vermont avenue.

It is stated on the best authority that an offer was made for the remaining property on the north side of the same block of \$1,500,000. This property, Shoreham Hotel, is owned by the former Gov. Levi I. Morton, of New York. The fact that he is well pleased with the future outlook of his investment is evidenced by his refusal of the offer.

Coming down to more recent activities the magnificent building of the Union Trust Company stands out most prominently. Although strictly speaking a Fifteenth street building, its location marks the first actual invasion of financial Washington into residential H street.

New Building Helps Street.

Diagonally across from the Union Trust Company ground is being cleared for the erection of the future home of the Southern Commercial Congress, a development that will have the greatest bearing not only on H street, but on the entire neighborhood. This property, occupying a frontage of 150 feet on H street, was recently purchased at a cost of approximately \$100,000.

The record price for this property is in all probability that paid for the site occupied by the Monroe Hotel. The purchaser, L. Leblond, of New Orleans, paid \$125,000 for the site and ground, including the building. On the southwest corner of the same streets, the late Thomas H. Smith, who died of his already large local realty holdings, by the purchase of a frontage on H street of about 100 feet, secured a piece of which was formerly occupied by the Oxford Hotel, and the remainder by the residence of Mr. J. Wesley Bovee.

Some Recent Sales.

Another recent sale which indicates the favor in which H street is held, especially by out-of-town investors, is that to Warwick Hough, of St. Louis. The property involved is now occupied by Madame Ash, as a millinery establishment. The price paid was \$100,000.

Following upon this transfer George H. Hise, of Vermont, purchased forty-seven feet on the north side of the street, between Fourteenth and Fifteenth streets. Part of this property is now occupied by the Japanese emporium, the balance being undeveloped.

Two other deals of magnitude have been negotiated recently in the same block. One is the sale of the property known as the Elmore Hotel to John O. Seibert, the other to the property owned by Secretary of the Navy George Von Meyer, of Maryland. Value in each instance the amount being paid was \$150,000 per square foot.

Rise in Prices Predicted.

These sales are in all probability the last that will be made at this figure within the two blocks bounded by Fourteenth street and Vermont avenue. The development of H street has now reached a point where a steady and rapid upward trend in values must be looked for. The street's progress has reached the point where improvements of a character that have a marked influence on values will soon make their appearance.

A broker whose participation in recent deals lends weight to his opinion, stated that in his judgment the value of the property was just starting on their upward movement. The pouring of hundreds of thousands of dollars into this very limited area referred to, can mean but one thing—that H street is destined to play a most prominent part in the business and financial history of the National Capital.

NATIONAL UNION MEETINGS TONIGHT

The following councils of the National Union will meet tonight: Potomac Council and Columbia Council, at Pythian Temple.

WOULD WED MISS SEARS.

SAN FRANCISCO, April 8.—Since her recent attempt to walk from Burlington to Del Monte, a distance of 150 miles in fifty-five hours, Miss Eleanor Sears, a Boston society girl, has received a score of letters of an unusual nature, and a score of business offers.

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ARMY AND NAVY ORDERS; Movement of Vessels

ARMY.

Caplain JAMES F. HOULIHAN, Fifth Cavalry, is relieved from duty at Fort Benjamin Harrison, Ind., and is ordered to Washington.

Second Lieutenant EDWIN F. BARLOW, Cavalry, is relieved from duty at Fort Benjamin Harrison, Ind., and is ordered to Washington.

First Lieutenant JAMES C. LORR, Cavalry, is relieved from duty at Fort Benjamin Harrison, Ind., and is ordered to Washington.

The following transfers at the request of the officers concerned are ordered: Captain JAMES A. COLE, from the Sixth Cavalry to the Ninth Cavalry.

First Lieutenant BENJAMIN F. MILLER, Cavalry, is relieved from duty at Fort Benjamin Harrison, Ind., and is ordered to Washington.

Major GEORGE B. DUNCAN, Second Cavalry, is relieved from duty at Fort Benjamin Harrison, Ind., and is ordered to Washington.

First Lieutenant CHARLES C. WINN, Cavalry, is relieved from duty at Fort Benjamin Harrison, Ind., and is ordered to Washington.

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GEORGETOWN WOMEN COMPLETE CENSUS FOR LOCAL CHANNEL

Nearly Two Hundred Places Found Where Liquor Is Sold.

SENATE COMMITTEE ON COMMERCE GIVES OUT FIGURES.

A further statement was issued by the Senate Committee on Commerce today showing the increases and decreases in the appropriations which the committee allowed. The total increases amounted to \$10,000,000. The total decreases amounted to \$10,000,000.

The bulk of the increases were in straight appropriations for new work and for new projects recommended by the War Department engineers. Of the total \$10,000,000 will be applied for this class of work. The remainder of the sum amounting to \$10,000,000 will go to increases in contract authorization.

Among the big increases allowed that of \$1,000,000 for the Ohio river is the greatest. Saginaw river and harbor comes second with \$650,000.

Many important increases are allowed for new work, too. Of these the most important to this section are Annapolis river, \$100,000; James river, \$100,000, and Norfolk harbor, \$100,000.

Some rumors have been heard that the Northwestern Senators will oppose any appropriations at all unless they secure recognition of their irrigation plans. They contend that the coastline and other Senators who are interested in shipping to waters shall as a matter of equity provide liberally for the interior irrigation projects which the Northwestern States deem vital to their prosperity.

PRESIDENT'S SPEECH TO OPEN CAMPAIGN

Taft's Address on "Republicanism" Tonight to Have Unusual Significance.

President Taft will tonight open the ball of the Republican Congressional campaign, when he speaks before the League of Republican Clubs of the District of Columbia on the subject, "Republicanism."

Unless all expectation is wrong, the President will outline just what Republicanism means, and what is important than that, just what constitutes a Republican.

With the heterogeneous collection of political situations that confront the Republican party all over the country, the President's talk is awaited with a whole lot of interest by every public official and politician in Washington.

At the banquet of the League of Republican Clubs tonight there will be a choice array of political and oratorical talent to back up the President's views on the subject of "Organization," and some interesting comments on insurance and insuring is expected from him.

Secretary of Commerce and Labor Nagel, Senator Lodge, Representative McKinley of Illinois, Chairman of the Republican Congressional Committee, Representatives McKinley of California, Longworth of Ohio, each of Wisconsin John Hays Hammond and John A. Stewart, of the New York League of Republican Clubs will be at the speakers' table. The "insurgent" Republicans will be conspicuous by their absence.

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